

1 and mobility. Typically, ITE requirements must be met. If the road can accommodate the increase
2 in volume, the City Engineer will grant approval. Chair Orr asked that City Engineer, Brad Gilson,
3 attend meetings when the Commission is addressing these types of applications to help address
4 density and traffic concerns.

5
6 City Planner, Andy Hulka, discussed the Title 12 Subdivision Ordinance. Chair Orr recommended
7 the language remain consistent and clearly state who is being referenced. He presented a list he
8 prepared for the Council that included percentages on openness and opaqueness for fencing. He
9 asked that they verify the lighting appendix.

10 11 **3.0 Adjournment**

12
13 *Commissioner Coutts moved to adjourn the Work Session. Commissioner Griffin seconded the*
14 *motion. The motion passed with the unanimous consent of the Commission.*

15
16 The Work Meeting adjourned at 5:55 p.m.

17 18 **BUSINESS MEETING**

19 20 **1.0 WELCOME/ACKNOWLEDGEMENTS**

21
22 Chair Allen Orr called the meeting to order at approximately 6:02 p.m. and welcomed those in
23 attendance.

24 25 **2.0 CITIZEN COMMENTS**

26
27 Jin Frederickson expressed concern with the PDD being changed for the benefit of Ivory
28 Development and believed it will impact all Tier II projects within the City, not just the district.
29 She felt that the entire City needs to be notified to allow more public comment and input. She was
30 opposed to making changes to accommodate a developer and believed it sets a bad precedent.

31
32 Nancy Hardy felt there was a push to get issues through without having the proper infrastructure
33 in place and ensuring that it is good for the residents. She asked if there was a plan to accompany
34 the growth. She felt that the City was planning to eliminate the issue of traffic and parking rather
35 than create the problem. She believed that pushing density is their goal and because it already
36 increases with tourism, she suggested they instead maintain a focus on infrastructure.

37
38 Eric Kraan commented that the more he reviews the PDD, the more he likes it. It appeared to him
39 that the City is continually revising and looking to accommodate people who are applying for
40 projects. He suggested placing an increase on the 10% that is required for 50% of the median
41 income. He emphasized the importance of affordability.

1 **3.0 ACTION ITEMS**

2
3 **3.1 (Project #ZTA-18-002) Action on a Request from ICO Development for a Proposal to**
4 **Amend Chapter 19.51 (Planned Development District) of the Zoning Ordinance by**
5 **Revising the Maximum Density allowed in Tier II Planned Development Districts.**
6

7 Chair Orr reported that the above matter is a request from ICO Development for a proposal to
8 amend Chapter 19.51 of the zoning ordinance by revising the maximum density allowed in Tier II
9 Planned Development Districts. He asked staff to clarify how they provide notice to the residents
10 regarding this issue.

11
12 Mr. Berndt explained that any time they do a text amendment, notice is posted in public places
13 areas that meet the noticing requirements as City Hall, the Library, and the Rec Center. It is also
14 published on the City's website. When an application is submitted, staff provides notice to the
15 property owners within the required noticing distance. As they originally discussed the formation
16 of the PDD Zone and industry standards for qualifying properties for transit-oriented development,
17 they envisioned that one of the goals of the PDD was to support and promote that kind of
18 development in those areas. Staff reviewed UTA's standards for transit-oriented projects that
19 include a minimum of 25 units per acre. They believe that density does not necessarily mean what
20 some believe it does. He explained that a building envelope can contain multiple types of units
21 that can offset or modify the number of units on the property without creating a negative impact.

22
23 Chair Orr confirmed that traffic studies are done when there is a project proposed. It is reviewed
24 by the City Engineer to determine whether the infrastructure can accommodate the increased
25 traffic.

26
27 Mr. Berndt remarked that they require the applicant have a Transportation Engineer or traffic
28 expert submit a Traffic Impact Analysis. Some of the properties are vacant so any change will
29 create a traffic increase; however, everything is done based on engineering standards that address
30 capacity, size, speed, access, etc. The PDD is heavy in terms of the design aspects and considers
31 the perceived impacts dealing with how the building is designed. He explained that this will
32 benefit the City overall in terms of having some of the inventory made available. It will also offer
33 these types of units to populations that would not normally be able to live in the City. He
34 commented that the PDD is promoting the vertical and horizontal mixing of uses rather than
35 segregating them specific to any specific level or degree.

36
37 Commissioner Coutts believed it was helpful when discussing increased density that they naturally
38 think more and larger buildings. What is proposed does not actually allow that. There are very
39 strict guidelines, which ensures that they have more restrictions. The developer is required to hold
40 two community meetings on the project before coming before the Planning Commission.

41
42 ***MOTION: Commissioner Griffin moved to forward a recommendation of approval to the City***
43 ***Council for Project #ZTA-18-002, a request from ICO Development for a proposal to amend***
44 ***Chapter 19.51 (Planned Development District) for the residential density increase to 35 units***
45 ***per acre. The motion was seconded by Commissioner Coutts.***
46

1 Commissioner Griffin's hope was that because there is protection in the form-based sections of
2 the Code, the internal density change within the business mass will allow developers to be creative
3 and create a product that is appropriate and what citizens support.

4
5 Commissioner Ryser asked if the Commission felt there had been adequate notice to the
6 community.

7
8 Commissioner Coutts remarked that with these changes, they are adjusting a maximum density
9 and still have the opportunity with every development application that comes before them in these
10 zones to look at the mix, adjacencies, and potential impact. She agreed that increasing the density
11 gives the City and developers more options as they look at areas in the City that fall within a zone
12 that could benefit from redevelopment.

13
14 Commissioner Allen stated that the overall form has not changed, and they are not increasing
15 height availability. He considered the density increase from 25 to 35 units to be acceptable.

16
17 *Vote on motion: Commissioner Ryser-Aye, Commissioner Coutts-Aye, Commissioner Griffin-*
18 *Aye, Commissioner Allen-Aye, Chair Orr-Aye. The motion passed unanimously.*

19
20 **3.2 (Project #ZTA-17-001) Action on a City-Initiated Proposal to Amend Title 12**
21 **(Subdivisions) of the Cottonwood Heights Municipal Code.**
22

23 Chair Orr reported that the above matter involves action on a City-initiated proposal to amend Title
24 12, Subdivisions of the Cottonwood Heights Municipal Code.

25
26 **MOTION:** *Commissioner Allen moved to forward a positive recommendation to the City*
27 *Council for Project #ZTA-17-001 subject to the following items being addressed:*

- 28
29 *1. The percentage of openness and opaqueness of the fencing.*
30
31 *2. Verify lighting appendix.*
32
33 *3. Clarify the department or director.*
34
35 *4. Amended language as discussed in the Work Session will be forwarded from*
36 *Commissioner Orr and Commissioner Coutts will be included in the revised Subdivision*
37 *Code.*
38

39 *The motion was seconded by Commissioner Griffin. Vote on motion: Commissioner Ryser-*
40 *Aye, Commissioner Coutts-Aye, Commissioner Griffin-Aye, Commissioner Allen-Aye, Chair*
41 *Orr-Aye. The motion passed unanimously.*
42

1 **3.3 Approval of Minutes for March 7, 2018.**

2
3 Chair Orr reported that the above item would be considered at the next meeting to allow
4 Commissioner Wilde to be present.

5
6 Mr. Berndt reported that the following week he would be leaving his employment with the City
7 after accepting a position as Midvale City's Assistant City Manager. On behalf of the
8 Commission, Chair Orr expressed appreciation to Mr. Berndt for his hard, diligent, and quality
9 work.

10
11 **4.0 ADJOURNMENT**

12
13 *Commissioner Ryser moved to adjourn. Commissioner Griffin seconded the motion. The*
14 *motion passed with the unanimous consent of the Commission.*

15
16 The Planning Commission Meeting adjourned at 6:36 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the Cottonwood*
2 *Heights City Planning Commission Meeting held Wednesday, April 4, 2018.*

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8
9

10 Teri Forbes

11 T Forbes Group

12 Minutes Secretary

13
14 Minutes approved: June 6, 2018